



Minutes of the AHA Board of Housing Commissioners

Regular Meeting

Wednesday, December 16, 2020 at 12:00 p.m. (MT) - Via Zoom Video Conference

Special Procedures were used for joining this meeting

1. Call to Order

The meeting was called to order at 12:05 p.m. (MT) on December 16, 2020. Chairperson Robinson presided. The Board met via conference call in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Rebecca Robinson, Chairperson, via video conference

Ms. Janet McHard, Vice Chairperson, via video conference

Ms. Roxanne Rivera-Wiest, Commissioner at Large, via video conference

Ms. Maureen Skowran, Commissioner at Large, via video conference

AHABHC MEMBERS PRESENT

Ms. Lovie McGee, Commissioner at Large, Excused

VISITORS

Mr. Chris Jedd, Denver Housing Authority

STAFF PRESENT

Mr. Matthew Archuleta, Public Housing Program Manager

Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector

Mr. Matt Bailon, Operations Manager

Ms. Linda Bridge, Executive Director

Ms. Tabitha Cain, Resident Services Assistant

Ms. Barbara D'Onofrio, Finance Director

Mr. Brian Eagan, Attorney

Mr. Dan Foster, Housing Development Director

Mr. Kenneth Giron, Capital Projects Associate

Ms. Thea Guerin, Deputy Director

Ms. Esther Lucero, Section 8 Program Manager

Ms. Carolyn Montoya, Senior Office Assistant - Admin

Mr. Raymond Murrietta, Warehouse and Facility Manager

Ms. Mundy Petroff, Executive Assistant

3. Approval of Minutes

Board of Housing Commissioners Meeting November 18, 2020

Member McHard moved to approve the minutes; seconded by Member Skowran. The motion carried by a 4-0 vote.



/abqha



/HousingABQ



Equal Housing Opportunity Agency



4. Public Comment

There were no public comments.

5. Consent Agenda

There were no consent agenda items.

6. Old Business

- a) Presentation – Update on the Phase II Energy Performance Contract (EPC) - (Housing Development Director Dan Foster, Chris Jedd Denver Housing Authority)

Mr. Jedd presented the ‘Update on the Phase II Energy Performance Contract (EPC)’, Mr. Jedd and Mr. Foster addressed questions from Members of the Board.

7. Resolutions and Communications

- a) Report of the Secretary (Executive Director Linda Bridge, Deputy Director Thea Guerin and Housing Development Director Dan Foster)

Ms. Bridge and Ms. Guerin presented the November/December update in the Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster presented the Capital Fund Report; all addressed questions from Members of the Board. Please see the attached Reports.

Member McHard moved to accept receipt of the Report; seconded by Member Skowran. The motion was carried by a 4-0 vote.

- b) Resolution 2020-30 2021 Section 8 Housing Choice Voucher (HCV) Program Payment Standards (Section 8 Program Manager Esther Lucero)

Ms. Lucero presented the ‘Resolution 2020-30 2021 Section 8 Housing Choice Voucher (HCV) Program Payment Standards’ and addressed questions from Members of the Board.

Member McHard moved to adopt ‘Resolution 2020-30 2021 Section 8 Housing Choice Voucher (HCV) Program Payment Standards’; seconded by Member Rivera-Wiest. The motion was carried by a 4-0 vote.

- c) Resolution 2020-31 2021 Section 8 Housing Choice Voucher (HCV) Program Utility Allowance Schedule (Section 8 Program Manager Esther Lucero)

Ms. Lucero presented the ‘Resolution 2020-31 2021 Section 8 Housing Choice Voucher (HCV) Program Utility Allowance Schedule’ and addressed questions from Members of the Board.

Member Skowran moved to adopt ‘Resolution 2020-31 2021 Section 8 Housing Choice Voucher (HCV) Program Utility Allowance Schedule’; seconded by Member Rivera-Wiest. The motion was carried by a 4-0 vote.

- d) Resolution 2020-32 2021 Low Rent Public Housing Program Flat Rents (Public Housing Program Manager Matthew Archuleta)

Mr. Archuleta presented 'Resolution 2020-32 2021 Low Rent Public Housing Program Flat Rents' and addressed questions from Members of the Board.

Member McHard made a floor amendment to change the title to 2021; seconded by Member Rivera-Wiest. The floor amendment carried by a 4-0 vote.

Member McHard moved to adopt 'Resolution 2020-32 2021 Low Rent Public Housing Program Flat Rents'; seconded by Member Rivera-Wiest. The motion was carried by a 4-0 vote.

- e) Resolution 2020-33 2021 Low Rent Public Housing Program Participant Utility Allowance Schedule (Public Housing Program Manager Matthew Archuleta)

Mr. Archuleta presented 'Resolution 2020-33 2021 Low Rent Public Housing Program Participant Utility Allowance Schedule' and addressed questions from Members of the Board.

Member McHard moved to adopt 'Resolution 2020-33 2021 Low Rent Public Housing Program Participant Utility Allowance Schedule'; seconded by Member Rivera-Wiest. The motion was carried by a 4-0 vote.

- f) Resolution 2020-34 Notice Requirements for Meetings of the Board in 2021 (Attorney Brian Eagan)

Mr. Eagan presented 'Resolution 2020-34 Notice Requirements for Meetings of the Board in 2021' and addressed questions from Members of the Board.

Member McHard moved to adopt 'Resolution 2020-34 Notice Requirements for Meetings of the Board in 2021'; seconded by Member Skowran. The motion was carried by a 4-0 vote.

- g) Resolution 2020-35 Setting the Official List of Regular Meeting dates of the AHA Board for 2021 (Attorney Brian Eagan)

Mr. Eagan presented 'Resolution 2020-35 Setting the Official List of Regular Meeting dates of the AHA Board for 2021' and addressed questions from Members of the Board.

Member Rivera-Wiest moved to adopt 'Resolution 2020-35 Setting the Official List of Regular Meeting dates of the AHA Board for 2021'; seconded by Member Skowran. The motion was carried by a 4-0 vote.

- h) Executive Communication 2020-08 Project Based Voucher Contract Award (Executive Director Linda Bridge)

Ms. Bridge presented ‘Executive Communication 2020-08 Project Based Voucher Contract Award’ and addressed questions from Members of the Board.

Member Rivera-Wiest moved to adopt ‘Executive Communication 2020-08 Project Based Voucher Contract Award’; seconded by Member McHard. The motion was carried by a 4-0 vote.

- i) Executive Communication 2020-09 Excess Vacation Leave Carryover Waiver (Human Resources Director Anita Sanchez-Triviso)

Ms. Bridge presented ‘Executive Communication 2020-09 Excess Vacation Leave Carryover Waiver’ and addressed questions from Members of the Board.

Member McHard made a floor amendment to extend the deadline to December 31, 2021; seconded by Member Skowran. The floor amendment carried by a 4-0 vote.

Member Rivera-Wiest moved to adopt amended ‘Executive Communication 2020-09 Excess Vacation Leave Carryover Waiver’; seconded by Member McHard. The motion was carried by a 4-0 vote.

8. New Business

- a) Election of Board Chairperson for 1-year term (December 2020 to December 2021)

Member McHard nominated Member Robinson to be Chairperson for 2021. There were no other nominations. Member Robinson accepted the nomination to be Chairperson. Member Robinson was then elected unanimously as Chairperson by a 4-0 vote.

- b) Election of Board Vice-Chairperson for 1-year term (December 2020 to December 2021)

Member McHard nominated Member Rivera-Wiest to be Vice Chairperson for 2021. There were no other nominations. Member Rivera-Wiest accepted the nomination to be Vice Chairperson. Member McHard was then elected unanimously as Vice Chairperson by a 4-0 vote.

9. Other Business

The next scheduled Regular Meeting of the Board will be on Wednesday, January 20, 2021, at 12:00 p.m. The meeting might be held in the Manuel Cordova Conference Room (#186), at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building, 1840 University Blvd SE, Albuquerque, NM or it might be held by video conference.

10. Announcements

City of Albuquerque – Executive Communication (EC) 2020-215 – Mayor Tim Keller’s Appointment of Mrs. Yvette Nunez to the Albuquerque Housing Authority Board (Successor to Janet McHard) – is subject to a confirmation vote by City Council on January 4, 2021.

Winter Holiday Break: AHA offices closed December 25, 2020 to January 3, 2021

11. Adjournment

There being no further business to be brought before the Board, Member Rivera-Wiest moved to adjourn the meeting at 1:34 p.m.; seconded by Member Skowran. The motion was carried by a 4-0 vote.

SUBMITTED:

 /s Linda Bridge
Linda Bridge, Secretary to the Board
Date: January 20, 2021

READ AND APPROVED:

 /s Roxanne Rivera-Wiest
Roxanne Rivera-Wiest, Vice-Chairperson of the
Board